



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 287-88

To amend By-law 139-84 (part
West half of Lot 14, Concession
2, W.H.S., geographic Township
of Toronto)

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 5 of Schedule A thereto, the zoning designation of the land shown outlined on Schedule A to this By-law from AGRICULTURAL (A) to RESIDENTIAL SINGLE FAMILY D - SECTION 780 (R1D -SECTION 780); RESIDENTIAL SINGLE FAMILY B - SECTION 781 (R1B - SECTION 781); RESIDENTIAL SINGLE FAMILY C (R1C); RESIDENTIAL SINGLE FAMILY D - SECTION 785 (R1D - SECTION 785); RESIDENTIAL EXTENDED - SECTION 786 (R2B - SECTION 786); INSTITUTIONAL ONE (I1) and OPEN SPACE (OS).

(2) by adding thereto, in section 3.1 of SECTION 3.0, ZONES AND SCHEDULES to the Residential Class after the zone name of Residential Single Family D and before the zone name of Residential Townhouse, the following zone name and zone symbol:

"RESIDENTIAL EXTENDED R2B"

(3) by adding thereto, in section 5.0 DEFINITIONS, after the definition of Dwelling, Multiple Family, the following definition:

"DWELLING, QUADRAPLEX shall mean a detached building containing four dwelling units arranged in a group so

that the 2 main interior walls of each dwelling unit are attached to a main interior wall of the abutting dwelling units.

- (4) by adding thereto after section 12.4 the following section headings and sections:

"SECTION 12.6 RESIDENTIAL EXTENDED ZONE - R2B

12.6 The lands designated R2B on Schedule A to this by-law:

Permitted Purposes

12.6.1 shall only be used for the following purposes:

(a) Residential

- (1) a single-family detached dwelling;
- (2) a semi-detached dwelling;
- (3) a duplex dwelling;
- (4) a triplex dwelling;
- (5) a double duplex dwelling;
- (6) a multiple family dwelling containing no more than 4 dwelling units;
- (7) a lodging house; and
- (8) a group home.

(b) Non-Residential

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

Requirements and Restrictions

12.6.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area

(1) Single-Family Detached Dwelling

Interior Lot - 450 square metres

Corner Lot - 550 square metres

(2) Semi-Detached Dwelling

Interior Lot - 540 square metres per lot, and 270 square metres per dwelling unit.

Corner Lot - 630 square metres per lot, and 360 square metres for the dwelling unit closest to the flankage lot line.

(3) Duplex Dwelling

Interior Lot - 450 square metres

Corner Lot - 540 square metres

(4) Triplex Dwelling

Interior Lot - 660 square metres

Corner Lot - 750 square metres

- (5) Double Duplex Dwelling or Multiple Family Dwelling containing no more than 4 Dwelling Units

Interior Lot - 925 square metres

Corner Lot - 1040 square metres

(b) Minimum Lot Width

- (1) Single-Family Detached Dwelling

Interior Lot - 15 metres

Corner Lot - 18 metres

- (2) Semi-Detached Dwelling

Interior Lot - 18 metres, and 9 metres per dwelling unit.

Corner Lot - 21 metres, and 12 metres for the dwelling unit closest to the flankage lot line.

- (3) Duplex Dwelling

Interior Lot - 15 metres

Corner Lot - 18 metres

- (4) Triplex Dwelling

Interior Lot - 18 metres

Corner Lot - 21 metres

- (5) Double Duplex Dwelling or Multiple Family Dwelling containing no more than 4 Dwelling Units

Interior Lot - 20 metres

Corner Lot - 22 metres

(c) Minimum Lot Depth - 30 metres

(d) Minimum Front Yard Depth

- 6 metres

(e) Minimum Interior Side Yard Width

- 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey, except that where the common wall coincides of semi-detached dwelling units with a side lot line, the side yard may be 0 metres.

(f) Minimum Exterior Side Yard Width

- 3 metres

(g) Minimum Rear Yard Depth

- 7.5 metres

(h) Maximum Building Height

- 10.5 metres

(i) Minimum Landscaped Open Space:

(1) Single-Family Detached Dwelling:

- 60 per cent of the front yard of an interior lot, 70 per cent of the front yard of a corner lot, or 50 per cent of the front yard of a lot where the side lot lines converge towards the front lot line.

(2) Dwellings other than Single-Family Detached:

- 50 per cent of the front yard of an interior lot, 60 per cent of the front yard of an exterior lot, or 40 per cent of the front yard of a lot where the side lot lines converge towards the front lot line."

(5) by adding thereto the following sections:

"785.1 The lands designated R1D - Section 785 on Sheet 5 of Schedule A to this by-law:

785.1.1 shall only be used for the purposes permitted by section 12.4.1

785.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

(a) Interior Lot - 180 square metres

(b) Corner Lot - 245 square metres

(2) Minimum Lot Width:

(a) Interior Lot - 10 metres

(b) Corner Lot - 13 metres

(3) Minimum lot depth - 15 metres

(4) Minimum interior side yard width:

(a) for a side yard flanking an Ontario Hydro - Electric Power Commission electric power line transmission corridor:

- 1.2 metres, plus 0.6 metres
for each additional storey
above the first;

(b) for all other interior side
yards:

- 0 metres, provided that:

(1) the distance between the
walls of two dwellings is
not less than 1.2 metres;

(2) where the distance
between the walls of two
dwellings is less than
2.4 metres, no window
below grade or door below
grade is permitted in
either wall, and

(3) the total width of side
yards on any lot is not
less than 1.2 metres.

(5) Minimum exterior side yard width:

- 3 metres, provided that the
distance to the front of the
garage is not less than 6 metres.

(6) Minimum rear yard depth:

(a) for a rear yard abutting the
rear main wall of an attached
garage:

- 6 metres,

(b) for all other rear yards:

- 0 metres provided that:

(i) minimum width of the
rear yard is not less
than 4 metres, and

- (ii) minimum area of the rear yard is not less than 35 square metres;

(7) Maximum building height:

- 2 storeys provided that where the dwelling abuts a rear yard with a depth of zero metres to 3.5 metres, the maximum height shall not exceed one storey.

(8) The rear yard shall be enclosed by a visual screen comprising the walls of dwellings and attached garage and a visual screen fence with a minimum height of 1.8 metres.

(9) No door, window or other opening shall be permitted in the wall of a dwelling abutting the rear yard of abutting dwellings.

(10) No accessory buildings shall be permitted.

785.1.3 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 785.1.2.

785.2 For the purpose of section 785,

LOT DEPTH shall mean the straight line distance from the mid-point of the front lot line to the mid-point of the furthest rear lot line of the same lot.

786. The lands designated R2B - Section 786 on Sheet 5 of Schedule A to this by-law:

786.1 shall only be used for:

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

786.1.2 shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area:

(a) semi-detached dwelling:

(i) Interior Lot - 350 square metres per lot and 175 square metres per dwelling unit.

(ii) Corner Lot - 400 square metres per lot and 230 square metres for the dwelling closest to the flankage lot line.

(b) quadraplex dwelling:

(i) interior lot - 800 square metres per lot and 110 square metres per dwelling unit.

(ii) corner lot - 920 square metres per lot and 260 square metres per dwelling unit closest to the flankage lot line.

(2) Minimum lot width:

(a) semi-detached dwelling:

- (i) interior lot - 18 metres and 9 metres per dwelling unit.

(b) quadraplex dwelling:

- (i) interior lot - 20 metres and 10 metres for a dwelling unit.
- (ii) corner lot - 23 metres and 13 metres for a dwelling unit closest to the flankage lot line.

(3) Minimum lot depth:

(a) semi-detached dwelling:

- 19 metres

(b) quadraplex dwelling:

- 39 metres

(4) Minimum front yard depth:

(a) semi-detached dwelling:

- 4.5 metres

(b) quadraplex dwelling:

- 15.5 metres

(5) Minimum rear yard depth - 6 metres

(6) Minimum interior side yard width:

- 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey, except that where the common wall of semi-detached dwelling units or dwelling unit coincides with a side lot line, the side yard may be 0 metres.

(7) Maximum building height - 2 storeys

(8) Minimum landscaped open space:

(a) quadraplex dwelling - 10 per cent of the front yard

(b) each dwelling unit of a quadraplex dwelling unit shall be provided with a minimum landscaped open space area suitable as a private amenity area with an area of not less than 30 square metres.

(9) Each dwelling unit in a quadraplex dwelling shall be provided with a minimum of 2 parking spaces.

(10) Uncovered parking spaces are permitted in the front yard of a quadraplex dwelling.

786.1.3 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 provisions set out in section 786.2."

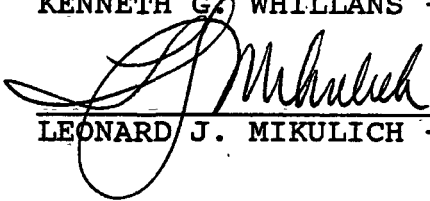
786.2

For the purpose of section 786,

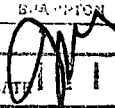
PRIVATE AMENITY AREA shall mean a landscaped open space area abutting a dwelling unit, which private amenity area may be located in the front yard provided it is not part of the front yard minimum landscaped open space, and is located a minimum distance of 9 metres from the front lot line."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 19th day of December, 1988.

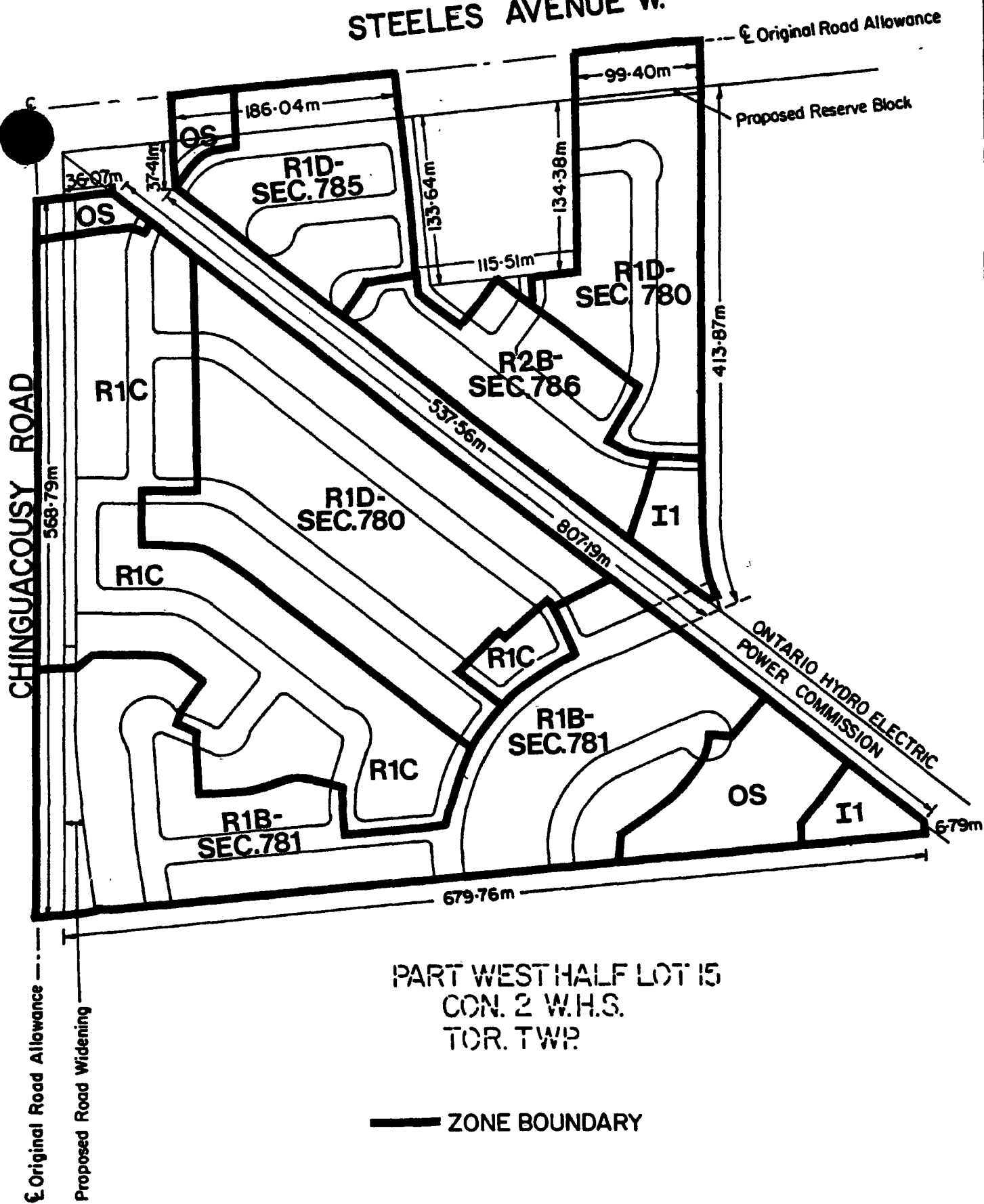

KENNETH G. WHILLANS - MAYOR


LEONARD J. MIKULICH - CLERK

103/88/ic1

APPROVED AS TO FORM LAW DEPT. B. H. WITTON

DATE

STEELES AVENUE W.



PART LOT 15, CON. 2 W.H.S. (TOR.)
BY-LAW 139-84 SCHEDULE A



CITY OF BRAMPTON
Planning and Development

By-Law 287-88 Schedule A

1:4022

Date: 1988 11 28 Drawn by: C.R.E.
File no. T2WI5-5 Map no. 74-7H



R 890138

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF Section 34 of the
Planning Act, 1983

AND IN THE MATTER OF an appeal by The
Regional Municipality of Peel against
Zoning By-law 287-88 of The
Corporation of the City of Brampton

B E F O R E :

J.R. MILLS
Member

- and -

B.W. McLOUGHLIN
Member


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Monday, the 14th day
of March, 1989

THE APPEAL having been withdrawn;

THE BOARD ORDERS that the appeal against By-law 287-88 is hereby dismissed.


SECRETARY

ENTERED
O.B. No. <i>R 89-1</i>
Folio No. <i>28</i>
MAR 21 1989

SECRETARY ONT. MUNICIPAL BOARD

RECEIVED
CLERK'S OFFICE
MAR 23 1989
REG. No.: *2398*
FILE No.: *72 w/15.5*