



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* 297-97

To amend By-law 139-84, as amended

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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 7 of Schedule "A" thereto, the zoning designations of the lands shown outlined on Schedule "A" to this by-law from RESIDENTIAL APARTMENT B – SECTION 708 (R4B – SECTION 708) to RESIDENTIAL TOWNHOUSE A - SECTION 708 (R3A - SECTION 708) and RESIDENTIAL TWO FAMILY B - SECTION 711 (R2B - SECTION 711).
  - (2) by deleting section 708 thereto and replacing it with the following:

"708.1 The lands designated R3A - SECTION 708 on Sheet 7 of Schedule A to this by-law:

708.1.1 shall only be used for the purposes permitted in the R3A zone by section 13.1.1.

708.1.2 shall be subject to the following requirements and restrictions:

    - (1) Minimum Lot Area – 215 square metres per dwelling unit;

(3) by adding thereto the following section:

"711. The lands designated R2B - SECTION 711 on Sheet 7 of Schedule A to this by-law:

Permitted Purposes

711.1 shall only be used for the following purposes:

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

711.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area -  
Interior Lot – 420 square metres per lot, and 210 square metres per dwelling unit  
Corner Lot – 510 square metres per lot, and 300 square metres for the dwelling unit closest to the flankage lot line
- (2) Minimum Lot Width -  
Interior Lot – 14 metres per lot, and 7 metres per dwelling unit  
Corner Lot – 17 metres per lot, and 10 metres for the dwelling unit closest to the flankage lot line
- (3) Minimum Front Yard Depth – 4.5 metres
- (4) Minimum Interior Side Yard Width – 1.2 metres
- (5) where a garage faces a front or side lot line the minimum setback to the front of the garage shall be 6 metres.

- (2) Minimum Front Yard Depth – 5 metres;
- (3) Minimum Side Yard Width – 3 metres;
- (4) minimum dwelling setback from Hurontario Street South – 11 metres;
- (5) minimum dwelling setback from the northerly property boundary – 7.6 metres;
- (6) minimum dwelling setback from any property zoned R2B – Section 711 – 7.6 metres;
- (7) a maximum of two townhouse dwellings may have 9 dwelling units attached;
- (8) for each dwelling unit in a townhouse dwelling that provides 2 parking spaces in a private driveway or garage, the following number of visitor spaces and recreation equipment spaces shall be provided:
  - (a) visitor spaces – 0.25
  - (b) recreation equipment spaces – 0.04;
- (9) a 3 metre wide landscaped area shall be provided along Havelock Drive;
- (10) Minimum Distance Between Buildings:
  - (a) between two exterior walls both of which contain windows to habitable rooms – 9 metres
  - (b) notwithstanding clause (a) of this subsection, the minimum distance between two exterior walls shall be increased by the width of any driveway running between such walls;
- (11) Minimum Landscaped Open Space – 43 percent of the lot area; and
- (12) Maximum Lot Coverage by Main Building(s) - 32 percent of the lot area.

708.1.3 shall also be subject to the requirements and restrictions relating to the R3A zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 708.1.2.”

708.2 For the purpose of section 708.1:

LOT LINE, FRONT shall mean the line that abuts Havelock Drive.

711.3 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 711.2."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 15th day of Dec., 1997.



PETER ROBERTSON - MAYOR



LEONARD J. MIKULICH - CITY CLERK

Approved as to Content:



John B. Corbett, MCIP, RPP  
Director of Development Services

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APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE

COUNTY COURT BOULEVARD

BLOCK 98, R.P. 43M-13

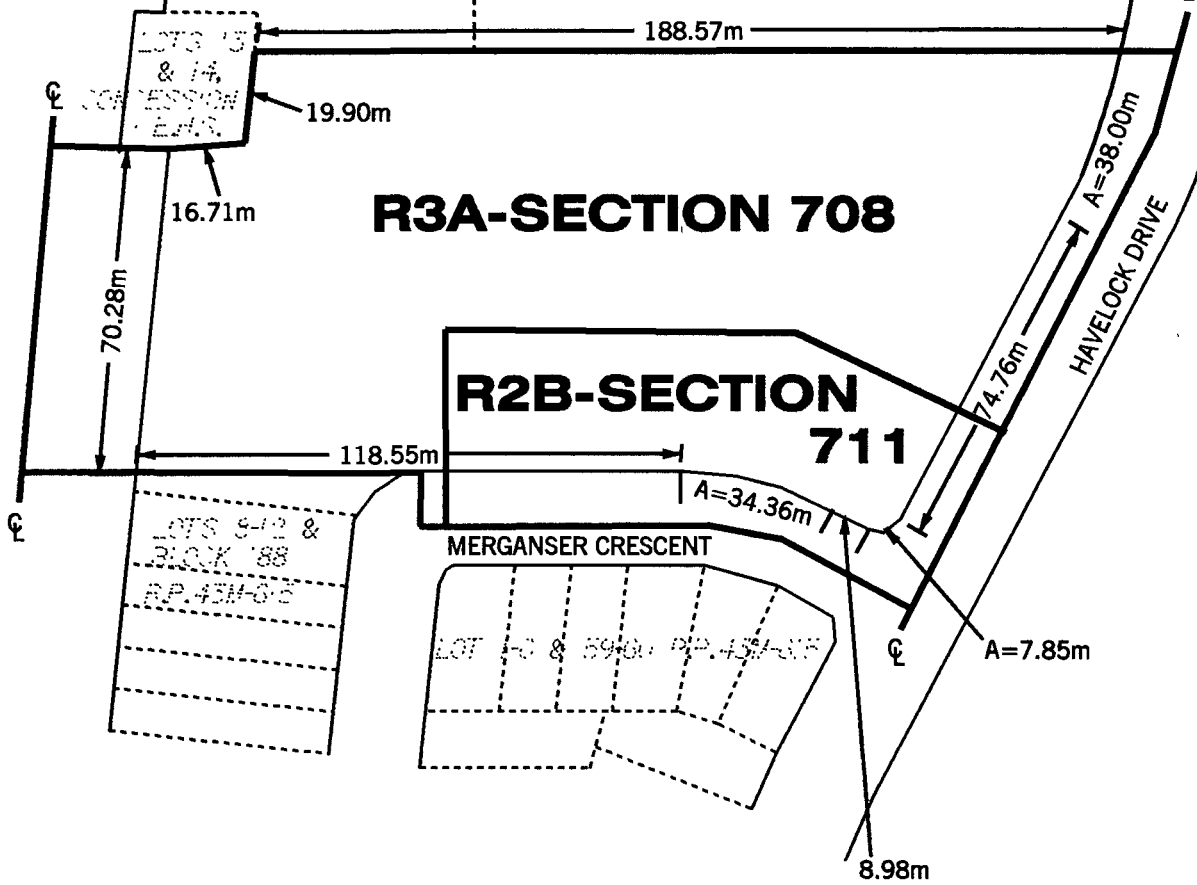
HURONTARIO STREET SOUTH

**R3A-SECTION 708**

**R2B-SECTION 711**

MERGANSER CRESCENT

HAVELOCK DRIVE



**LEGEND**

- ZONE BOUNDARY
- Ⓢ CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES

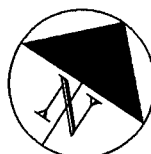
**PART LOT 13, CONCESSION 1 E.H.S.**

**BY-LAW** \_\_\_\_\_

**SCHEDULE A**

**By-Law** 297-97

**Schedule A**



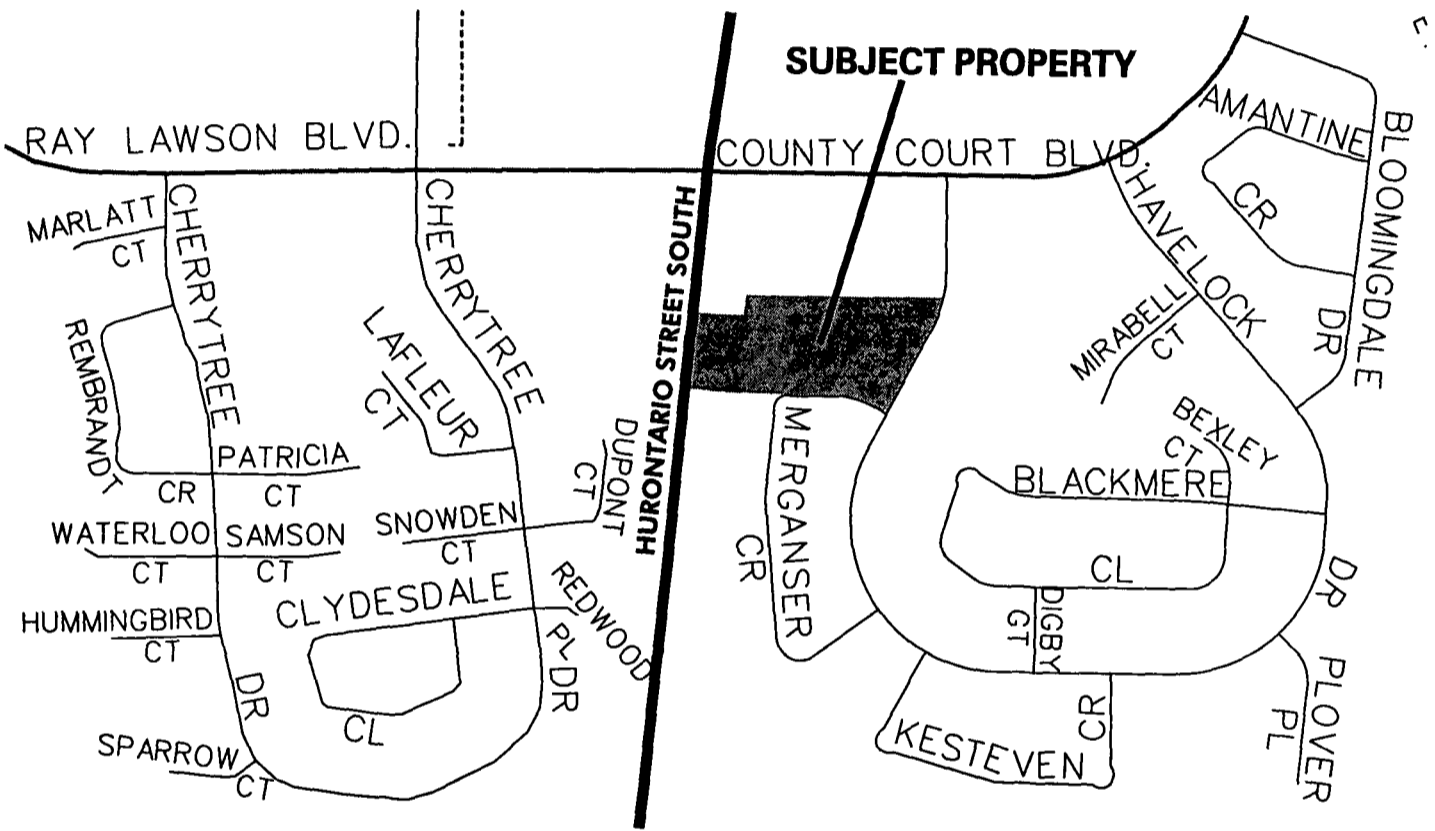
**CITY OF BRAMPTON**  
Planning and Building

Date: 1997 02 21

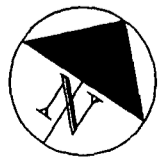
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File no. T1E13.6

Map no. 76-38F



**Key Map By-Law**      297-97



**CITY OF BRAMPTON**  
 Planning and Building

Date: 1997 02 19      Drawn by: CJK  
 File no. T1E13.6      Map no. 76-38D