



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 312-2002

To amend By-law 151-88, as amended

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

1. By-law 151-88, as amended, is hereby further amended:
  - (1) by changing on Sheet 28 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 1167 (R1C – SECTION 1167), RESIDENTIAL SINGLE FAMILY D – SECTION 1168 (R1D – SECTION 1168), RESIDENTIAL SINGLE FAMILY D – SECTION 1169 (R1D – SECTION 1169), RESIDENTIAL TWO FAMILY C – SECTION 1170 (R2C – SECTION 1170), and OPEN SPACE (OS).
  - (2) by adding thereto, the following sections:

“1167 The lands designated R1C – SECTION 1167 on Sheet 28 of Schedule A to this by-law:

1167.1 shall only be used for the purposes permitted in a R1C zone.

1167.2 shall be subject to the following requirements and restrictions:

    - (1) Minimum Lot Area: 366 square metres
    - (2) Minimum Lot Width:  
Interior Lot: 12.2 metres  
Corner Lot: 14 metres
    - (3) Minimum Lot Depth: 30 metres
    - (4) Minimum Front Yard Depth:  
  
6.0 metres to the front of a garage and 4.5 metres to the front wall of a 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;
- 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) the maximum garage door width shall be 5.5 metres on a lot having a lot width of less than 16.0 metres but greater than or equal to 11.0 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 the 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.

1167.3 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 the ones set out in section 1167.2.

1168 The lands designated RID – SECTION 1168 on Sheet 28 of Schedule A to this by-law;

1168.1 shall only be used for the purposes permitted in a RID zone.

1168.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 330 square metres;
- (2) Minimum Lot Width:
  - Interior Lot: 11.0 metres
  - Corner Lot: 12.8 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth:

6.0 metres to the front of a garage and 4.5 metres to the front wall of a 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;
  - 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) the maximum garage door width shall be 5.5 metres on a lot having a lot width of less than 16.0 metres but greater than or equal to 11.0 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 the flankage lot line;
  - d) the interior garage width, as calculated 3.0 metres from the garage opening shall not exceed 0.9 metres over 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;

1168.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1168.2.

1169 The lands designated RID – SECTION 1169 on Sheet 28 of Schedule A to this by-law;

1169.1 shall only be used for the purposes permitted in a RID zone.

1169.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 300 square metres;
- (2) Minimum Lot Width:
 

Interior Lot:	10.0 metres
Corner Lot:	11.8 metres
- (3) Minimum Lot Depth: 30 metres
- (4) Minimum Front Yard Depth:
 

6.0 metres to the front of a garage and 4.5 metres to the front wall of a 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;
  - 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) the maximum garage door width shall be:
    - i) 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres;
    - ii) 4.12 metres on a lot having a lot width of less than 11 metres but greater than or equal to 10.36 metres;
    - iii) 5.5 metres on a lot having a lot width of less than 16.0 metres but greater than or equal to 11 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 the flankage lot line;
  - d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over 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;

1169.3 shall also be subject to the requirements and restrictions relating to the RID zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1169.2.

1170 The lands designated R2C – SECTION 1170 on Sheet 28 of Schedule A to this by-law:

1170.1 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..

1170.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

204 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 metres

- (4) Minimum Front Yard Depth:

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

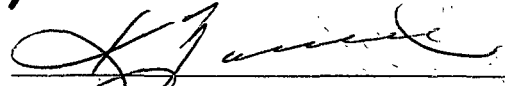
- (7) Minimum Interior Side Yard Width:
- 1.2 metres, except along the common wall lot line where the setback may be zero metres.
- (8) Minimum Landscaped Open Space:
- a) 40% of the minimum front yard area; and,
  - b) 30% of the minimum front yard area if the acute angle at the intersection of the 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;
    - 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 greater than 8.0 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 the flankage lot line;
  - d) the interior garage width as calculated 3.0 metres from the garage opening shall not exceed 0.6 metres over 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.


1170.3

shall also be subject to the requirements and restrictions relating to the R2C zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 1170.2.”

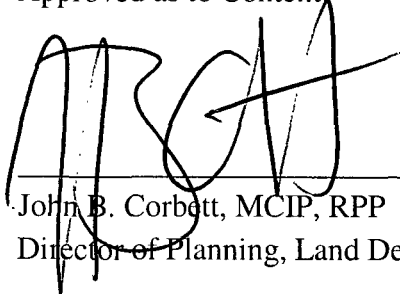
READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL,  
this 28<sup>th</sup> day of October 2002.

  
\_\_\_\_\_  
Susan Fennell - Mayor

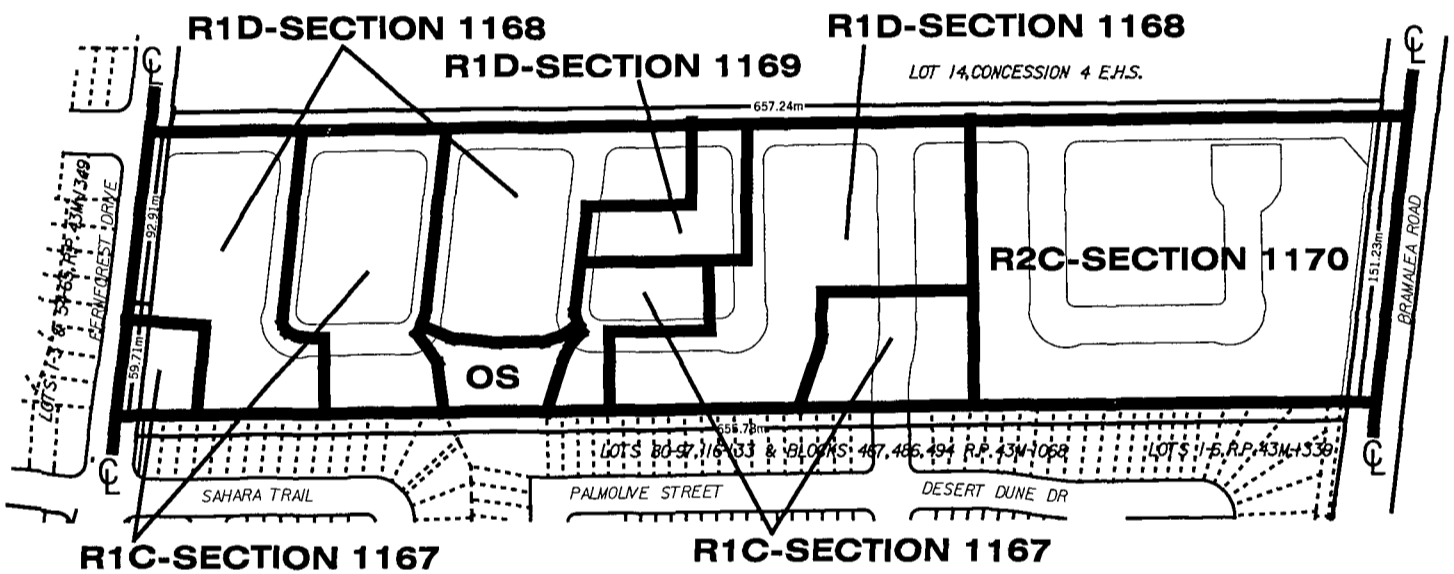
  
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Leonard J. Mikulich - City Clerk  
**KATHRYN ZAMMIT, ACTING CITY CLERK**

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
  
DATE 11/6/02




Approved as to Content:

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





**LEGEND**

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



**PART LOT 14, CONCESSION 4 E.H.S.**

**BY-LAW 151-88**

**SCHEDULE A**

**By-Law 312-2002**

**Schedule A**



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2002 09 17

Drawn by: CJK

File no. C4E14.4

Map no. 28-28L

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 312-2002 being a by-law to amend comprehensive zoning By-law 151-88, as amended – ARGO DEVELOPMENTS (BRAMALEA) LTD. - File C4E14.4.

DECLARATION

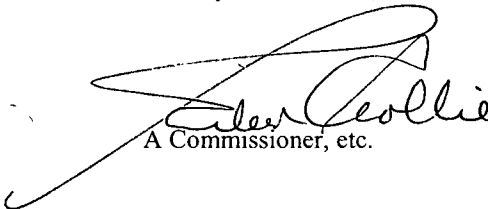
I, LEONARD JOSEPH MIKULICH, of the City of Brampton, in the Regional Municipality of Peel, DO SOLEMNLY DECLARE THAT:

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 312-2002 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 28<sup>th</sup> day of October, 2002.
3. Written notice of By-law 312-2002 as required by section 34(18) of the *Planning Act* was given on the 8<sup>th</sup> day of November, 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 )  
30<sup>th</sup> day of December, 2002 )



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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.**